



City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
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COUNCIL AGENDA: January 24, 2006

TO: City Council

SUBJECT: Presentation regarding the proposed Initiative as it relates to the
Land Use Element of the General Plan

Loma Linda Growth Management Initiative 2006

Presented by:
Save Loma Linda
January 24, 2006

What Is an Initiative ?

- An initiative is a law proposed by the people to the government
- If the government does not adopt the law, an election must be called
- If the initiative measure is adopted by a majority of the people in that election, it becomes law and may only be amended or repealed by a vote of the people

What Is This Initiative About?

- The present initiative is intended to establish principles of managed growth that will preserve, enhance and maintain the special quality of life valued by the Loma Linda community

What Does The Initiative Do?

- The initiative contains provisions that will:
 - Protect hillside areas from over development
 - Preserve open space
 - Maintain safe, quiet residential areas
 - Promote the social and economic well-being of the entire community

Six Principles Of Managed Growth

Principle One

“New development within the planning area and sphere of influence of the City of Loma Linda shall conform to City development standards that promote environmentally sensitive development designed to preserve and enhance the quality of life now experienced in the community”

Principle One Provisions

- Definitions
- Density limitations
- Lot size requirements
- Building height limitations
- Environmental standards
- Wildlife protection
- San Timoteo Creek limitations
- Development in planning areas and Sphere of Influence
- Development fee policy

Six Principles Of Managed Growth

Principle Two

“The Hillside areas of the city of Loma Linda, its planning area and its sphere of influence are important to the community and shall be preserved in as natural a state as possible consistent with the Hillside Conservation Amendments and the standards set forth in this Chapter”

Principle Two Provisions

- Hillside areas defined
- Ridgeline setbacks
- Commercial uses generally prohibited
- Recreational uses allowed
- Trails Master Plan policies required
- Clustering policies established
- Density bonus policies established
- Grading policies established
- Traffic issues identified and addressed

Six Principles Of Managed Growth

Principle Three

“New developments shall be planned and constructed in a manner that preserve natural scenic vistas and protects against intrusion on the view shed areas”

Principle Three Provisions

- Preservation of vistas
- Minimizing view shed intrusion
- Architectural compatibility
- Massing and scale limitations

Six Principles Of Managed Growth

Principle Four

“Preservation of open space and agricultural land areas is a priority in the City of Loma Linda, its planning area and its sphere of influence, and dedication of open space in perpetuity shall be a requirement for certain development as well as for the City”

Principle Four Provisions

- City owned land designated open space in the Expanded Hillside Area and the Hillside Preservation Area (850 acres)
- Planned Residential Developments – slope density limitations identified
- Preservation of citrus groves encouraged
- Common open space maintained by residents

Six Principles Of Managed Growth

Principle Five

“Water quality and availability are critical to the current and future residents of the City of Loma Linda, its planning area and its sphere of influence. No new development shall be approved that endangers the quality or quantity of water delivered to households within the City”

Provisions of Principle Five

- Provides a flat mandate that water quality, cost and availability will not be negatively affected by new growth and development.

Six Principles Of Managed Growth

Principle Six

“Traffic levels of service throughout the City of Loma Linda shall be maintained at current levels and new development shall be required to fully mitigate any impact on traffic resulting from that development”

Provisions of Principle Six

- Traffic levels of service defined
- Levels of service must be maintained as new development occurs

Exemptions

- Vested projects
- Certain Non-profit entities including Loma Linda University Adventist Health Sciences Center
- Infill construction
- Remodeling, rehabilitation and additions
- Reconstruction or replacement
- Temporary uses

Why this initiative?

- The proposed initiative has been structured to permit substantial new development within the City of Loma Linda and its environs in a way that will not diminish the quality of life now enjoyed by Loma Linda residents
- The initiative has been proposed because of a perceived failure of the City government to recognize the needs of City residents and to respond to development interests first and citizens last

Conclusion

- Save Loma Linda remains willing to work with the City to reach the goals and standards that have been included in the initiative
- Save Loma Linda recommends postponing a decision on the City's new general plan until the policies set forth in the initiative measure can be included in that document

Residential And Hillside Development Control Measure

Presented by Save Loma Linda

savelomalinda.com

Residential And Hillside Development Control Measure

Why have we proposed this
Initiative?

Loma Linda is a special place:

- Surrounded by open spaces, including undeveloped hills, and agricultural and citrus producing lands

To quote a recent LA Times article about Loma Linda:

- Name “Loma Linda” means “pretty hill”
- “Famous for its groundbreaking medical center,” LLUMC
- An “oasis of sorts”
- People who move here are “drawn to the quiet streets and a diverse set of neighbors”

Loma Linda’s uniqueness is worth protecting and preserving

savelomalinda.com

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Why

- The City of Loma Linda is in the process of drafting and approving a new General Plan
- The proposed Gen Plan will set development standards and policies which will determine development for the next 20-25 years
- Loma Linda's future will be largely determined by this proposed Gen Plan
- Save Loma Linda is concerned about some of the proposed Gen Plan's provisions

Residential And Hillside Development Control Measure

Purpose of this Initiative

- **To maintain small town atmosphere**
- **Preserve and enhance our unique quality of life**
- **Promote the public health, safety, and welfare**

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How will this Initiative accomplish our goals?

- **By amending the Loma Linda General Plan to establish Principles of Managed Growth that include preserving and protecting natural hillside areas**

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Goals

- **The Principles of Managed Growth enacted by this Initiative are directed towards achieving the following goals:**

Residential And Hillside Development Control Measure

Goals

**Protecting our property values by
maintaining current *residential*:**

- **Density standards**
- **Minimum lot size of 7,200 sq. ft.**
- **Maximum building height of 35 ft.**

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Goals

Residential density standards:

- This Initiative maintains current “New Code” density standards in LL
- Only exception - maintains “Old Code” definition of “Low Density”
- Ex. Under Initiative, “Low Density” means 0 – 4 houses/acre *NOT* 2.1 – 5 houses/acre as allowed under proposed Gen Plan
- Almost all of current “Low Density” housing in LL is *designated* and *built* at < 4 houses/acre
- Idea – Future “Low Density” housing in LL should be *designated* and *built* at < 4 houses/acre

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Goals

The proposed Gen Plan changes some of the density standards by increasing the maximum allowable densities:

- **Currently, 9.1 – 13 units/acre is considered “High Density” housing**

Under proposed Gen Plan, 9.1 – 13 units/acre would only be “Medium High Density” housing

- **Currently, 13.1 – 20 units/acre is considered “Very High Density” housing**

Under proposed Gen Plan, 13.1 – 20 units/acre would only be “High Density” housing

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Goals

Specific example of what's occurring under proposed Gen Plan:

- **Property currently designated “Low Density,” which means 1 – 4 units/acre**
 - Under proposed Gen Plan, that particular property is being re-designated to allow 9.1 - 13 units/acre
 - Currently, 9.1 - 13 units/acre is considered “High Density” housing

By today's standards, that property is being re-designated to “High Density” housing, but it's only considered “Medium High Density” under the proposed Gen Plan

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Goals

Maintaining the current residential density standards is a tool to help the City Council make *consistent* land use decisions:

- Does not prevent the Council from increasing densities
- However, we often hear at City Hall that “This density is appropriate because it is consistent with what is across the street”
- If you change the definitions – as the proposed Gen Plan does, it is not going to be consistent

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Goals

By maintaining current residential density standards, this Initiative:

- Requires future development to be consistent with present development

Ex. “High Density” housing means 9.1 - 13 units/acre

- Requires consistent categorization

Ex. If property is really being re-designated to “High Density” housing by today’s standards, call it “High Density” housing *NOT* “Medium High Density” housing

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Goals

Enforce current minimum lot size of 7,200 sq. ft.:

- **>1,000 houses with lot sizes < 7,200 sq. ft. have been approved in past several years**
- **No more developments like one by Bryn Mawr Post Office**
- **Proposed Gen Plan allows for single-family houses on “zero setback” lots**

(House is placed *ON* a side property line instead of being set back)

Lesson from Moreno Valley: “zero setback” lots result in undesirable housing and will degrade the quality of life in our town

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Goals

Allowing moderate development in San Timoteo Creek Area:

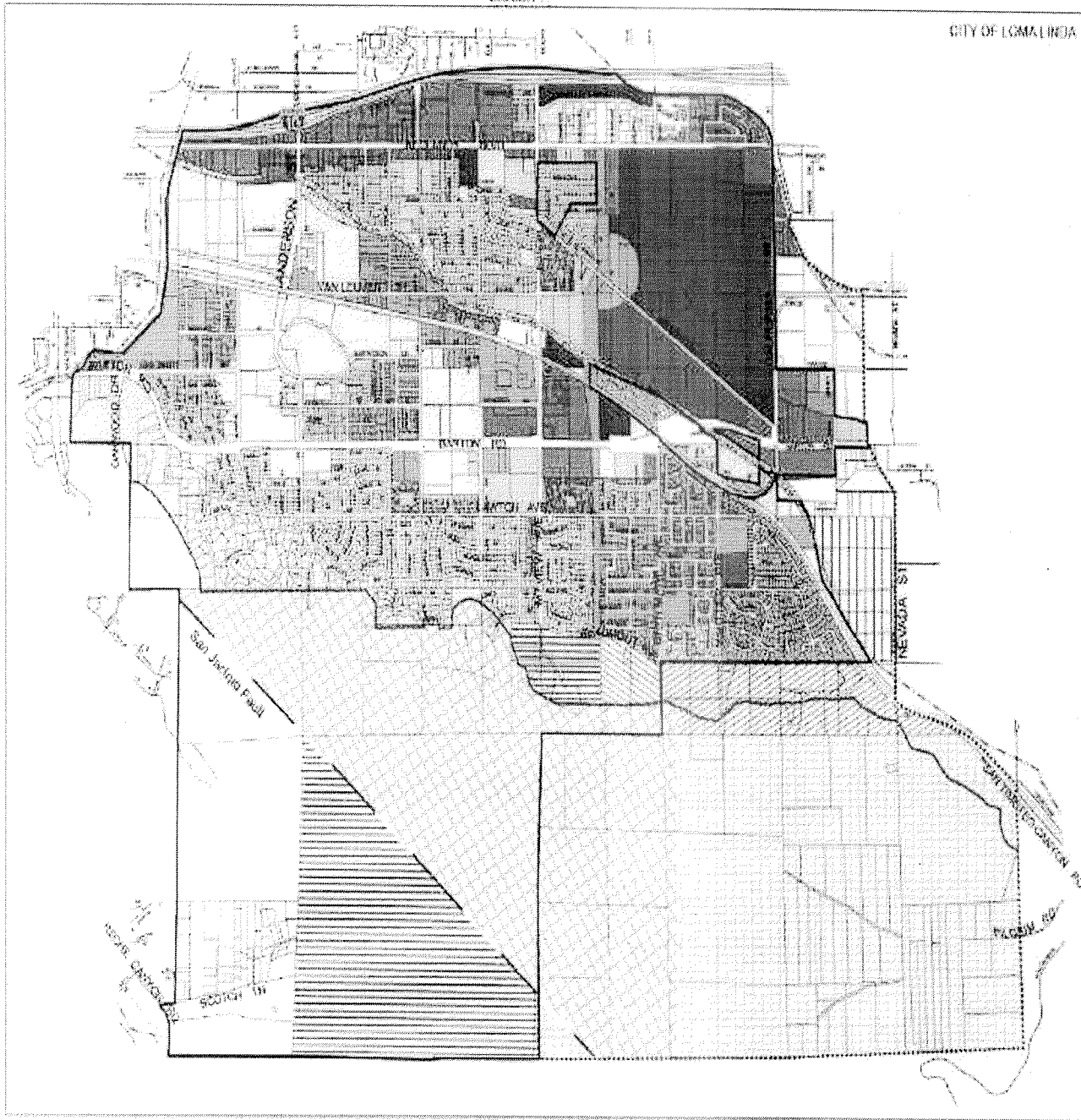
- Area is south of Lawton Ave., east of the flood channel, west of Nevada St., and north of Beaumont Ave.
- Currently allowed 1 house/5 acres under SB County Gen Plan
- This Initiative sets maximum allowable density of 2 houses/acre (10x what currently allowed to build)
- Proposed Gen Plan allows 9 houses/acre (45x what currently allowed)

EXHIBIT A

CITY OF LOMALINDA

LEGEND

-  City Limit
-  Sphere of Influence
-  Urban Slope Line
-  San Timoteo Creek Area
-  Expanded Hillside Area
-  Hillside Conservation Area
-  Hillside Preservation Area
-  Low Density Hillside Preservation
-  Medium Density Hillside Preservation
-  Rural Estates



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Goals

Requiring new development to conform to City standards to access City services:

- Eastern ~1/2 of the South Hills are in SB County, within LL's "sphere of influence"
- Particularly important for hillside developments in LL's "sphere of influence"
- Prevent developers from getting projects approved by County standards and then hooking up to LL City services
- This Initiative requires developments to conform to LL's development standards to access LL City services

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Goals

Preserving open space in “planned communities”:

- Provisions based on a Redlands’ Ordinance which has worked well
- -<15% slope = minimum 20% open space must be preserved
->15% slope = minimum 25% open space must be preserved
- “Open space” requirement can be met by preserving citrus and agricultural land:

Ex. Planned community in flat land south of Beaumont Ave:

- minimum of 20% of the land must be preserved as open space
- could meet requirement by preserving citrus
- development would have minimum 2 1/2 acre lots

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Goals

**Preserving open space and scenic beauty of
hillside areas:**

- **This Initiative leaves the 1996 Hillside Initiative intact**
- **Combined, both Initiatives would result in ~80% of hillside areas being protected**

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Goals

This Initiative designates all of the City-owned hillside land (~870 acres) as open space:

- **City's land SW of San Jacinto Fault Line (~350 acres) may be traded**
- **However, City's land may be traded *ONLY* to *PRESERVE OPEN SPACE* and *REDUCE DENSITIES* in other more highly valued hillside areas**

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Goals

This Initiative is the ***ONLY*** plan which *guarantees* most of the City-owned hillside land will remain open space:

Under the proposed Gen Plan, there is no guarantee that the City's land will remain open space:

- “*Targeting*” the City's land for open space is not the same as “*designating*” it open space
- The proposed Gen Plan allows for a *99 year commercial recreational facilities lease on the City's land*

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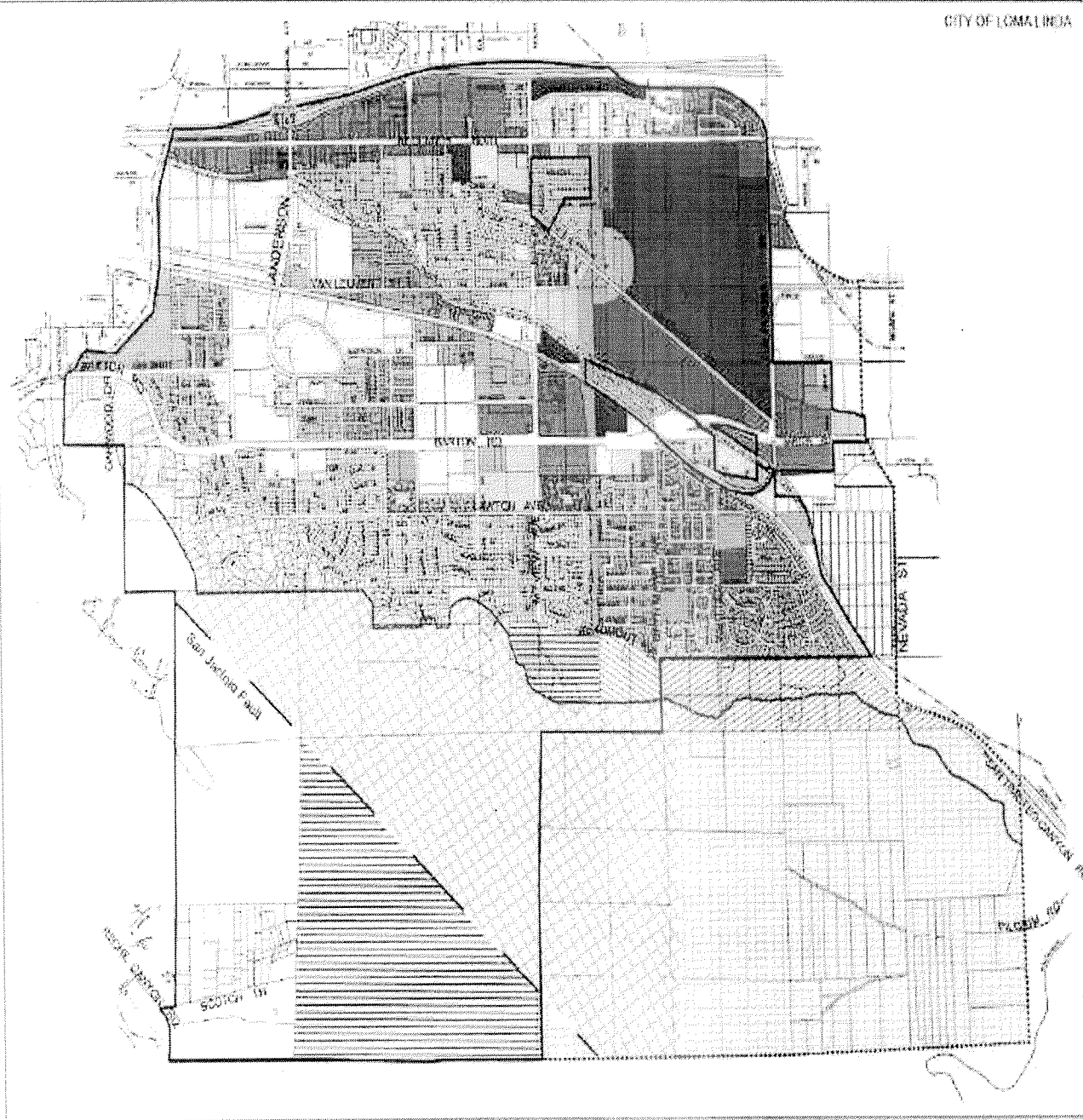
Goals

Allowing low density development on privately-owned hillside land:

- **This Initiative sets densities in eastern ~1/3 of hills**
- **Starting densities: what landowners are currently allowed under LL and SB County General Plans**
 - 1 house/acre, 1 house/5 acres, and 1 house/10 acres
 - Total = ~160 houses in eastern ~1/3 of hills

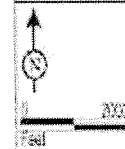
EXHIBIT A

CITY OF LOMA LINDA



LEGEND

- City Limit
- Sphere of Influence
- Urban Slope Line
- San Jacinto Creek Area
- Expanded Hillside Area
- Hillside Conservation Area
- Hillside Preservation Area
- Low Density Hillside Preservation
- Medium Density Hillside Preservation
- Rural Estates



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Goals

Density bonuses: allows landowners to build 2 – 3 x as many houses if certain criteria are met

Criteria:

-ex. avoiding development on northernmost facing slopes, minimizing roads and utility extensions, clustering and preserving open space

Areas where clustered housing is allowed:

- 2 ½ acre lots flat land so. of Beaumont Ave.
- 1 acre lots flat land east of Nevada St and so. of RR Tracks
- With exception of no. facing slopes, ½ acre lots so. of northernmost ridgelines

If all density bonuses exercised, total = ~360 houses in eastern ~1/3 of hills

Residential And Hillside Development Control Measure

Goals

Example - land so. of Beaumont Ave:

- flat land: can build 2 ½ acre lots and 2 x as many houses if meet criteria
- northernmost facing slopes: can build 5 and 10 acre lots on northernmost facing slopes, or can transfer densities to so. of the northernmost ridgelines and build 3 x as many houses (Idea is to preserve Beaumont Ave. as quiet street with larger citrus lots)

Example - land east of Nevada St. and so. of RR Tracks:

- flat land: can build 1 acre lots and 2 x as many houses if meet criteria
- northernmost facing slopes: can build 5 and 10 acre lots on northernmost facing slopes, or can transfer densities to flat land no. of the northernmost ridgelines and build 2 x as many houses if meet criteria, or can transfer densities to so. of the northernmost ridgelines and build 3 x as many houses if meet criteria

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Goals

- **If adopted, this Initiative would result in ~425 less houses in the hills than what is currently proposed in the proposed Gen Plan**
- **The number of houses allowed by this Initiative could only be changed by a vote of the people**

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Goals

What “open space” does this Initiative target and what are the Tools for obtaining it:

- **Setbacks from Primary Ridgelines: 100 ft horizontally and 100 ft vertically (in Hillside Preservation Area “HPA”, Hillside Conservation Area “HCA” and Expanded Hillside Area “EHA”)**
- **No clustering on Northerly Facing Slopes (in HPA)**
- **Density bonuses to encourage transferring densities off of Northerly Facing Slopes (in HPA)**
- **No mass grading on Northerly Facing Slopes or Primary Ridgelines (in HPA)**
- **Encouraging development to be consistent with Trails Committee Map (in HPA, HCA, and EHA)**

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Goals

What “view sheds” does this Initiative protect:

- ***Ridgelines*** which, prior to grading, are visible, or which would be visible but for man-made obstructions such as buildings or houses, from north of Barton Rd., Interstate 10, or east of San Timoteo Canyon Rd. (in HPA, HCA, and EHA)
- ***Northerly Facing Slopes*** which, prior to grading, are visible, or which would be visible but for man-made obstructions such as buildings or houses, from north of Barton Rd., Interstate 10, or east of San Timoteo Canyon Rd. (in HPA)
- Development encouraged to be south of the northernmost ridgelines; some east of Nevada St. and south of RR Tracks; and lower densities in flat land south of Beaumont Ave.

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Goals

Will the hills be divided up into 5 and 10 acre lots?

- **Precedent: 1996 Hillside Initiative**

-Our Initiative has:

- same starting density for most land (10 acre lots)**
- same or higher density bonuses (can build 2 – 3 x as many houses vs. 2 x)**
- very similar density bonus criteria**

The current Hillside Initiative Area has not been divided up into 10 acre lots

For the development at the end of Crestview St., the developer chose to cluster and preserve open space

For the proposed development at the end of Richardson St., the developer chose to cluster and preserve open space

Residential And Hillside Development Control Measure

Goals

Will the hills be divided up into 5 and 10 acre lots?

- **Proposed Gen Plan shows: Developers want to cluster on small lots, close to developed areas of City**
- **This Initiative allows clustering to ½ acre lots in most of the HPA**
- **Cost of extending roads and infrastructure encourages clustering**
- **Geologic conditions in hills, such as steep slopes and slope instability, earthquake faults, and hazardous fire areas, make much of the hills very difficult or unsafe to build on**

Residential And Hillside Development Control Measure

Goals

How do we preserve Scott Canyon?

- **1996 Hillside Initiative provisions**
- **Trade City's land SW of San Jacinto Fault**
- **Council could sponsor an initiative measure**
- **Council could sponsor a bond measure**
- **Conservation Group**

Residential And Hillside Development Control Measure

Goals

This Initiative limits roads through the hills:

- Roads through the HPA, HCA, and EHA from Reche Canyon Rd. or San Timoteo Canyon Rd. to roads north of those Areas shall be restricted to use by emergency vehicles only**
- No existing or future roads shall be connected to Reche Canyon Rd. or San Timoteo Canyon Rd., or to each other, by roads through the HPA, HCA, or EHA**

Exception: A road which connects to Beaumont Ave. in two different locations may be allowed, so long as it does not connect to other existing roads

Residential And Hillside Development Control Measure Initiative

Initiative Growth Advantages

What does this Initiative do for the Hills of Loma Linda:

- Fewer houses and less traffic
- More open space and less impact in the Hills
- Preservation of scenic vistas of the Hills
- Saves valuable portions of the Hills
- Maintains property owner rights and equitable treatment
- Preserves the integrity of the 1st and 2nd Hillside Initiatives
- Provides protection for LL's wildlife and wildlife habitats
- Provides citizen oversight of important hillside Changes

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Result

This initiative will preserve, maintain, and enhance the quality of life valued by the residents while allowing growth to occur in a positive way that benefits all members of this community

Residential And Hillside Development Control Measure

Voter Security

**If adopted by the voters, the provisions
of this Initiative can only be changed by
the voters**

Residential And Hillside Development Control Measure

Voter Support

**LL residents want to preserve their quality of
life**

**LL residents want an opportunity to vote on
this Initiative**

Thank you.